



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

July 27, 2011

Brian Winterhalter
Cooley LLP
11951 Freedom Drive
Reston, VA 20190

RE: Planned Residential Community Application PRC 85-C-088-02

Dear Mr. Winterhalter:

At a regular meeting of the Board of Supervisors held on July 26, 2011, the Board approved Planned Residential Community Application PRC 85-C-088-02 in the name of South of Market Lot 16 LLC. The Board's action approves the PRC Plan associated with Rezoning Application RZ 85-C-088 to permit a 15-story residential building containing 359 multi-family dwelling units at a density of 35.26 dwelling units per acre and 29,145 square feet of ground floor commercial use. The subject property is located in the northwest quadrant of the intersection of Bluemont Way and Explorer Street, on approximately 2.51 acres of land zoned PRC in the Hunter Mill District [Tax Map 17-3 ((10)) 16] and is subject to the following development conditions:

1. Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan entitled "Reston Town Center Section 91A, Block 16" prepared by Urban Ltd., consisting of 18 sheets, and dated November 26, 2010 as revised through June 27, 2011. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.
2. The limits of clearing and grading shall be in substantial conformance with the limits of clearing and grading shown on the PRC Plan, subject to modification for the installation of utilities and/or trails as determined necessary by the Director of DPWES.
3. A landscape plan shall be submitted as part of the first and all subsequent site plan submissions that is in substantial conformance with the landscaping shown on Sheet 8 of the PRC Plan for the review and approval of the Urban Forest Management Division (UFMD), DPWES.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

4. The maximum height of the residential buildings shall not exceed 15 stories.
5. A minimum of twelve percent (12%) of the total number of dwelling units constructed on the Property shall be provided as workforce dwelling units ("WDUs"). WDUs shall be made available in three tiers as follows:
 - (a) Three percent (3%) of the total number of dwelling units constructed on the Property shall be affordable for rental or purchase by households earning up to and including eighty percent (80%) of AMI;
 - (b) Three percent (3%) of the total number of dwelling units constructed on the Property shall be affordable for rental or purchase by households earning up to and including one hundred percent (100%) of AMI;
 - (c) Six percent (6%) of the total number of dwelling units constructed on the Property shall be affordable for rental or purchase by households earning up to and including one hundred twenty percent (120%) of AMI.

Provision of the WDUs shall be generally administered pursuant to the "Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines" adopted October 15, 2007 and in accordance with Note #36 on Sheet 1 of the PRC Plan.

6. If a waiver of on-site stormwater management is not granted by DPWES, then required on-site facilities shall be provided, as determined by DPWES.
7. Parking shall be provided in accordance with Article 11 of the Zoning Ordinance.
8. As stated in Note #34 on Sheet 1 of the PRC plan, the Applicant shall coordinate with the existing LINK program and the Fairfax County Department of Transportation (FCDOT) to develop and implement mutually agreed upon Transportation Demand Management (TDM) strategies to encourage the use of transit (metrorail and bus), other high occupancy vehicle commuting modes, walking, and biking in order to reduce automobile trips generated by residential units developed on the property. The TDM strategies shall include, but not be limited to, the following:
 - a. Information Dissemination. The Applicant shall provide, or shall coordinate with LINK to provide, transportation information

- including transit maps, schedules and forms, ride-sharing, and other relevant transit option information in residential sales/rental kits and in a centralized area of the residential building, such as the lobby or community room;
- b. Ride Matching. The Applicant shall coordinate with LINK to assist residents with vanpool and carpool formation programs, ride matching services, and established guaranteed ride home programs;
 - c. Car Sharing Information. The Applicant shall provide, or shall coordinate with LINK to provide, information regarding the availability of car sharing programs such as (ZipCar/FlexCar) to all new residents;
 - d. Preferential Parking. The Applicant shall provide dedicated preferential parking spaces for carpools/vanpools if any such carpools/vanpools are formed by residents;
 - e. Fare Cards. The Applicant shall distribute SmarTrip cards (or similar transit fare cards) in the amount of at least \$25.00 per unit, upon the execution of the initial lease or upon the initial closing of each unit, as applicable; and
 - f. Bicycle Parking. The Applicant shall provide bicycle racks as generally shown on this PRC plan.
9. The Applicant shall include, as part of the final site plan submission and building plan submission, a list of specific credits within U.S. Green Building Council's Leadership in Energy and Environmental Design—New Construction 2009 (LEED®-NC 2009) rating system. A LEED-accredited professional (LEED-AP) who is also a professional engineer or licensed architect shall provide certification statements at both the time of final site plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED certification of the project.

In addition, prior to final site plan approval, the Applicant shall designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning as a team member in the USGBC's LEED Online system. This team member shall have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

Prior to the building plan approval, the Applicant shall submit documentation, to the Environment and Development Review Branch of DPZ, regarding the U.S. Green Building Council's preliminary

review of design-oriented credits in the LEED program. This documentation shall demonstrate that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED Silver certification. Prior to release of the bond for the project, the Applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating the status of attainment of LEED certification or a higher level of certification from the U.S. Green Building Council for the building. If the Applicant is unable to provide the preliminary review of the design-related credit documentation prior to the building permit approval but does anticipate receiving the documentation prior to the attainment of the certification, the Applicant may, prior to the issuance of the building permit, post an escrow identical to the one described in the following paragraph. This escrow shall be released upon submission of the documentation to the Environment and Development Review Branch of DPZ from the U.S. Green Building Council demonstrating that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, shall be sufficient to attain LEED Silver certification.

As an alternative to the actions outlined in the above paragraphs, or if the U.S. Green Building Council review of design-oriented credits indicates that the project is not anticipated to attain a sufficient number of design-related credits to support attainment of LEED Silver certification, the Applicant shall execute a separate agreement and post, a "green building escrow," in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of (\$2/square foot). This escrow shall be in addition to and separate from other bond requirements and shall be released upon demonstration of attainment of LEED certification or a higher level of certification, by the U.S. Green Building Council, under the most current version of the LEED-NC rating system or other LEED rating system determined, by the U.S. Green Building Council. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that the building has attained LEED Silver certification shall be sufficient to satisfy this commitment.

If the Applicant provides to the Environment and Development Review Branch of DPZ, within one year of issuance of the final RUP/non-RUP for the building, documentation demonstrating that LEED certification for the building has not been attained but that the building has been determined by the U.S. Green Building Council to fall within three points of attainment of LEED certification, 50% of the

escrow shall be released to the Applicant; the other 50% will be released to Fairfax County and shall be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the Applicant fails to provide, within one year of issuance of the final RUP/non-RUP for the building, documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification or demonstrating that the building has fallen short of LEED certification by three points or less, the entirety of the escrow for that building shall be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the Environment and Development Review Branch of DPZ, that USGBC completion of the review of the LEED certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

10. Prior to submission of site plans to DPWES for development on Section 91A Block 16, proposed site plans, landscape plans, and architectural elevations shall be presented to the Board of Directors of the West Market Property Owners Association and other immediately adjacent residential property owners associations for their review and comment.
11. The following is a list of universal design features that the Applicant shall endeavor, at its sole option and subject to compliance with all Federal and State Fair Housing laws and regulations, to incorporate into the new development:
 - Lever handles for opening doors rather than twisting knobs;
 - Buttons on elevator control panels that can be distinguished by touch;
 - Use of meaningful icons as well as text labels;
 - Install lighting near outside walkways, stairs, and entrances.
12. The Applicant shall incorporate public art into the development following consultation with the Initiative for Public Art – Reston (IPAR). The Applicant shall coordinate with IPAR to obtain its recommendations on the type and location of public art to be provided

on site. The Applicant shall make the final selection of the public art features and their location based on recommendations from IPAR and shall incorporate such features into the development prior to issuance of the final RUP.

Sincerely,

Handwritten signature of Nancy Vehrs in cursive, with the initials "NV" and "for" written below it.

Nancy Vehrs
Clerk to the Board of Supervisors
NV/ph

Cc: Chairman Sharon Bulova
Supervisor Catherine Hudgins, Hunter Mill District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation, Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Audrey Clark, Director – Building Plan Review, DPWES
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Barbara J. Lippa, Executive Director, Planning Commission
Jose Comayagua, Director, Facilities Management
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

**APPROVED DEVELOPMENT CONDITIONS
PRC 85-C-088-02**

July 26, 2011

The Board of Supervisors to approved PRC 85-C-088-02, located at Tax Map 26-1-((11))-0005, by requiring conformance with the following development conditions:

1. Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan entitled "Reston Town Center Section 91A, Block 16" prepared by Urban Ltd., consisting of 18 sheets, and dated November 26, 2010 as revised through June 27, 2011. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.
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minimum number of credits necessary to attain LEED Silver certification for the project.

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SITE TABULATIONS

- PARCEL AREA: 2.51 AC (109,372 SF.)
- ZONE: PRC (TOWNCENTER)
- PROPOSED USE: MULTIFAMILY RESIDENTIAL / RETAIL / RESTAURANT
- PROPOSED UNITS: 359 MULTIFAMILY UNITS
- CORRESPONDING POPULATION: 359 MULTIFAMILY RESIDENTIAL UNITS *2.1 PERSONS/UNIT = 753.9 PERSONS
 - 332 MULTIFAMILY RESIDENTIAL UNITS REMOVED *2.1 PERSONS/UNIT = 697.2 PERSONS NET INCREASE = 57 PERSONS NET INCREASE
 NOTE: 332 UNITS INCLUDED IN EXISTING POPULATION PER FFY COUNTY PLAN #7087-SF-019-2
- DENSITY: OVERALL PRC DISTRICT MAX = 13 PERSONS / ACRE OF GROSS RESIDENTIAL & ASSOC. COMMERCIAL AREAS PROPOSED: SEE OVERALL COMPUTATION THIS SHEET
 PRC HIGH DENSITY DISTRICT OVERALL MAX = 60 PERSONS PER ACRE GROSS RESIDENTIAL AREA PROPOSED: SEE OVERALL COMPUTATION THIS SHEET
 PRC HIGH DENSITY SINGLE AREA MAX: 50 DU / ACRE PROPOSED: 2971 DU / 84.25 AC = 35.26 DU / AC (SEE COMPUTATION THIS SHEET)
 SECTION 91A BLOCK 16 MAX: 359 UNITS (SEE COMPUTATION THIS SHEET) PROPOSED: 359 UNITS
- APPROXIMATE GROSS FLOOR AREA FOR USES OTHER THAN DWELLINGS = 29,145 SF
 APPROXIMATE FAR FOR USES OTHER THAN DWELLINGS: 29,145 GSF / 109,372 SF = 0.27
 SEE ALSO: OVERALL RESTON TOWN CENTER CORE: FAR TRACKING CHART ON THIS SHEET
- PROPOSED HEIGHT: SEE BUILDING DATA CHART ON THIS SHEET
- OPEN SPACE: REQUIRED OPEN SPACE: NO REQUIREMENT
 APPROXIMATE PROPOSED OPEN SPACE: 40.37 AC (1,750,000 SF)
- TREE COVER CALCULATION: SEE COMPUTATIONS ON SHEET 9.
 NOTE: THE REQUIRED TREE CANOPY WILL BE PROVIDED AT TIME OF FINAL SITE PLAN. PRELIMINARY LANDSCAPE PLAN IS PROVIDED ON SHEET 8.
- PARKING:
 PARKING REQUIRED:
 MULTIFAMILY: 1.6 SPACES/UNIT + 359 UNITS = 575 SPACES
 RETAIL: 4.3 SPACES/1000 GSF + 18,145 GSF = 79 SPACES
 RESTAURANT: 1 SPACE/4 SEATS + 236 SEATS = 59 SPACES
 +1 SPACE/2 COUNTER SEATS + 184 SEATS = 92 SPACES
 +1 SPACE/7 EMPLOYEES + 49 EMPLOYEES = 7 SPACES
 TOTAL REQUIRED: 813 SPACES
 PARKING PROVIDED: 813 STRUCTURED SPACES
 HANDICAPPED PARKING REQUIRED (2% + PARKING PROVIDED) = 17 SPACES (INCLUDING 3 VAN ACCESSIBLE)
 HANDICAPPED PARKING PROVIDED: 17 STRUCTURED SPACES (INCLUDING 3 VAN ACCESSIBLE)
 LOADING SPACES REQ'D:
 MULTIFAMILY: (1 SPACE/1ST 25,000 GSF + 1 SPACE/EACH ADDITIONAL 100,000 GSF) + 425,950 GSF = 5 SPACES
 RETAIL: (1 SPACE/1ST 10,000 GSF + 1 SPACE/EACH ADDITIONAL 15,000 GSF) + 18,145 GSF = 2 SPACES
 RESTAURANT: (1 SPACE/1ST 10,000 GSF + 1 SPACE/EACH ADDITIONAL 25,000 GSF) + 11,000 GSF = 2 SPACES
 TOTAL: 5 SPACES (MAX REQUIRED PER Z.O. SECTION 11-202.15)
 LOADING SPACES PROVIDED: 5 SPACES
 NOTE: PARKING SPACES WILL BE PROVIDED GENERALLY AS SHOWN HEREON. APPLICANT RESERVES THE RIGHT TO ADJUST THE QUANTITY AND/OR LOCATION OF THE PARKING SPACES AT TIME OF FINAL SITE PLAN, AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE OR ANY SUBSEQUENT PARKING REDUCTION THE APPLICANT MAY SEEK. APPLICANT ALSO RESERVES THE RIGHT TO ADJUST THE SQUARE FOOTAGE OF EACH USE, NUMBER OF TABLES, BAR SEATS AND EMPLOYEES AT TIME OF FINAL SITE PLAN.

BUILDING DATA

USE GROUP CLASSIFICATION	TYPE OF CONSTRUCTION	GROSS FLOOR AREA (G.F.A.)	NET FLOOR AREA (N.F.A.)	FOOT PRINT AREA (F.P.A.)	BUILDING HEIGHT (# OF STOREYS)	MAX BLDG HEIGHT PER DPA	SPRINKLER DESCRIPTION	UNITS
R-2 MULTIFAMILY/2-2 GARAGE	H-A	RE: 113,950 SF RET: 28,145 SF	RE: 106,150 SF RET: 23,145 SF	87,359	BLDG: 15 STOREYS (200') GAR: 4 1/2 STOREYS (60')	275'	NFPA 13-R (2-1) NFPA 13 (5-2)	359
TOTAL		455,095	385,595					

BUILDING DATA CHART NOTE: BUILDING DATA SHOWN IS FOR PRELIMINARY PLANNING PURPOSES ONLY. APPLICANT RESERVES THE RIGHT TO ADJUST THE DATA PROVIDED HEREON AT THE TIME OF FINAL SITE PLAN, AS LONG AS THE TOTAL NUMBER OF RESIDENTIAL UNITS IS NOT INCREASED.

MAXIMUM OVERALL PRC DISTRICT DENSITY COMPUTATION INCLUDING APPROVED SITE PLAN APPLICATIONS

Reston Planned Residential Community (PRC) District
Residential Development Potential
May 2016

Unit Type	Unit Count	Population Factor (As Announced 3/24/2007)	Number of Persons
Single family detached	4,331	2.8 persons	12,127
Single family attached	4,331	2.3 persons	9,961
Multiple family	14,337	2.1 persons	30,108
Current Population = 62,194			
Current persons per acre = 10.44			

*Includes 332 units approved per Section 7087-SF-019-2, transcription in Reston Urban Core Plan #16

Remaining Available Development Potential
Based on maximum population calculation of 60.12 persons/acre
(8.24 acres @ 13 persons/acre = 106.92 persons)

60.12 maximum population = 62,194 current population = 10,928 persons of available density

18,816 persons of available density translates to a development potential of:
 8,816 single family detached units
 4,816 single family attached units
 5,184 multiple family units

Source: Development Impact Assessment of The Administration and Plan and Department Council. LDR, DPW's and various other units regarding the plan prepared. *also adopted at the PRC Announcement March 26, 2007.

PENDING POPULATION BASED ON CURRENT APPLICANT

EXISTING POPULATION: 64,974 PERSONS
 + 57 PERSONS NET INCREASE W/ CURRENT APPLICATION
 65,031 PERSONS

65,031 PERSONS / 62.4 ACRES = 10.45 PERSONS/ACRE

10.45 PERSONS PER ACRE = 13 PERSONS PER ACRES (REQUIREMENT MET)

Pending Applications*

Project	#Units	Type	Personnes	Status
100 Reston Heights	498	MFP	1046	PRC Plan Approved (PRC-B-144)
Crest 350/Executive	457	MFP	960	PRC Approved (PRC-B-C-131-03)
Coke Neck Road LLC	210	MFP	441	PCAD/PA/PRC Approved (PRC-A-474)
Spoutum/Lamir	1426	MFP	2993	Pending PRC Approval (PRC-B-C-121-04)
Alpha Gardens/Residences**	110	MFP	231	PRC Plan Approved (PRC-B-C-046)
Four Seasons	11	MFP	24	PRC Plan Approved (PRC-B-C-081)
Fairway Apartments****	456	MFP/PA	928	Pending PRC Plan Approval (PRC-A-502-02)
Reston TC Block 16****	27	MFP	57	Pending PRC Plan Approval
Total Number of Units	3,193		6,712	

* "Pending" pertains to the fact that these units will not count against the density cap until the plan approval.
 ** Original PCA approved for 666 units, of which 344 units in unit count, 416 of the 344 are parking.
 *** 100 units proposed, 210 existing units to be removed.
 **** 259 units proposed, 222 units included in unit count

MAXIMUM OVERALL PRC DISTRICT DENSITY COMPUTATION INCLUDING APPROVED SITE PLAN APPLICATIONS

Reston Planned Residential Community (PRC) District
Residential Development Potential
Including approved PRC Applications
April 25, 2011

Unit Type	Unit Count	Population Factor (As Announced 3/24/2007)	Number of Persons
Single Family	4,247	2.0 persons	12,741
Single Family Attached	8,205	2.7 persons	22,154
Multiple Family	15,409	2.1 persons	32,759
Population = 67,654			
Persons per acre = 10.87			

Remaining Available Development Potential
Based on Maximum Population Calculation of 60.12 persons/acre
Based on inclusion of approved PRC Applications
6,234 acres @ 13 persons/acre = 81,042 persons

60,912 maximum population = 67,654 people = 11,233 persons of available density based on inclusion of approved PRC Applications

13,238 persons of available density translates to a development potential of:
 4,412 single family detached units
 Or
 4,002 single family attached units
 6,309 multiple family units

PROPOSED POPULATION BASED ON CURRENT APPLICANT

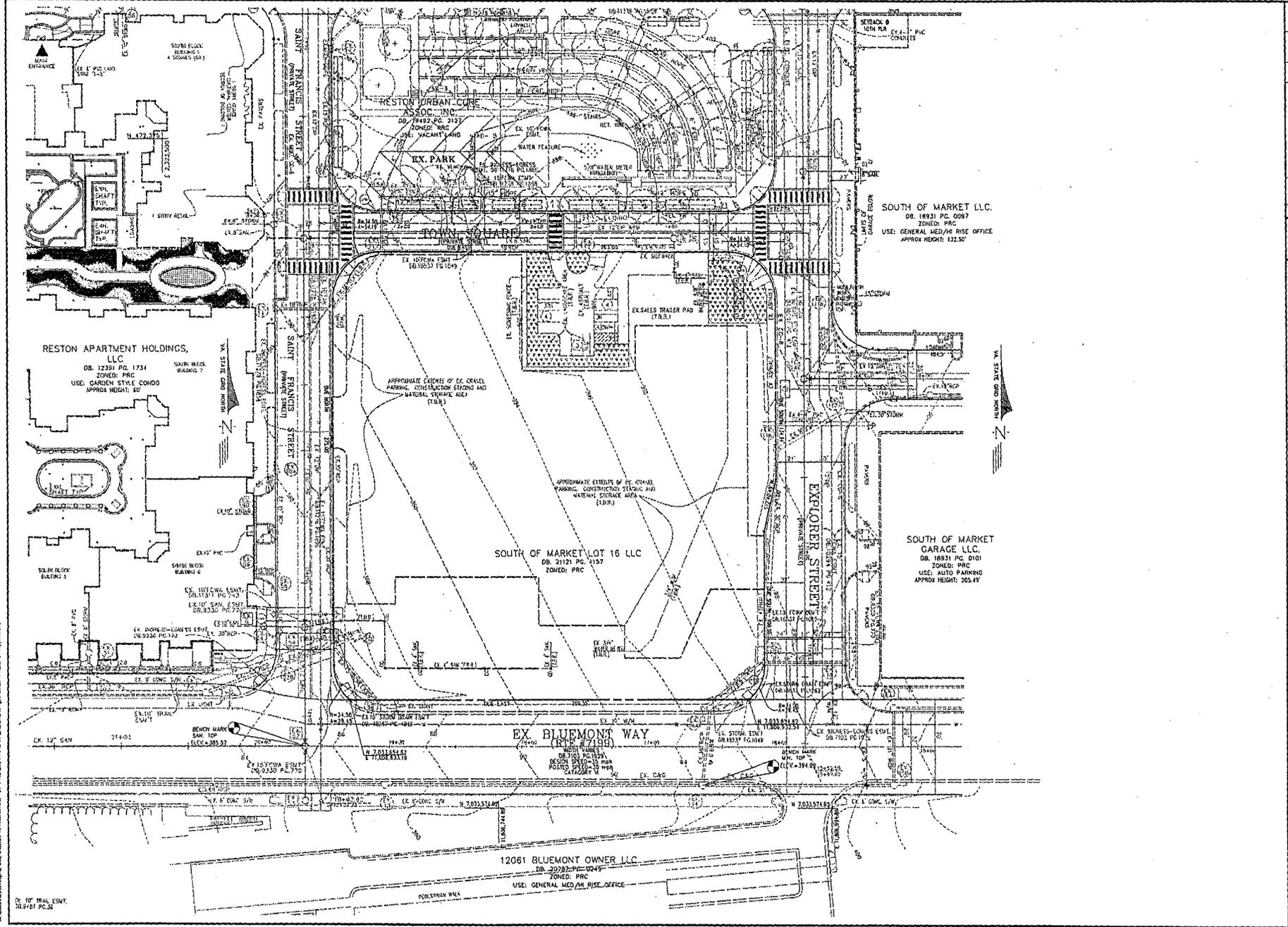
EXISTING POPULATION INCLUDING APPROVED PRC APPLICATIONS: 67,674 PERSONS
 + 57 PERSONS NET INCREASE W/ CURRENT APPLICATION
 67,731 PERSONS

67,731 PERSONS / 62.4 ACRES = 10.88 PERSONS/ACRE

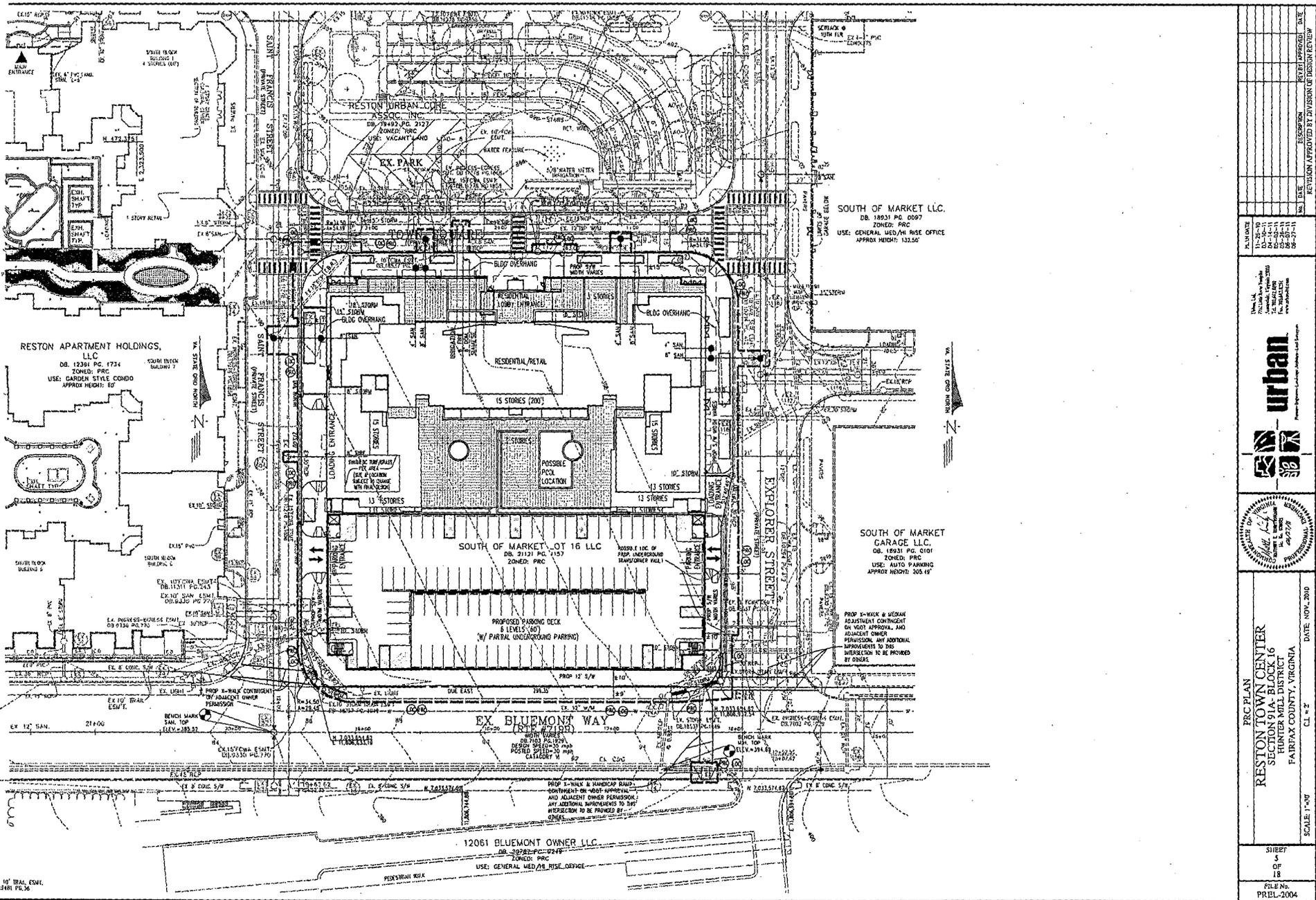
10.88 PERSONS PER ACRE = 13 PERSONS PER ACRES (REQUIREMENT MET)

RESTON TOWN CENTER URBAN CORE RESIDENTIAL UNIT TRACKING

SECTION	ACRES	UNITS	UNIT TYPE	PERSONS	PERSONS/ACRE
B-16-10A, 12B, 12C, 12D	17,468.3	142	SFA	394	0.02
B-16-12	17,468.3	12	MFP	250	0.01
B-7A	12,388.3	281	MFP	542	0.04
B-11	13,123	125	MFP	279	0.02
B-16A-B-2A	11,407	374	SFA	434	0.04
B-16A-1	7,416	132	SFA	277	0.04
B-16A-2 & 4	3,870	11	SFA	30	0.00
B-17A-7	2,661	107	MFP	221	0.08
B-17-B	2,251	16	SFA	49	0.02
B-17A-10, B-13	25,244	447	MFP	928	0.04
B-16A-5, B-17	12,319	240	MFP	504	0.04
B-24A, B	17,771	178	SFA	431	0.02
B-24-B	15,424	300	MFP	604	0.04
B-24-C	15,950	304	MFP	638	0.04
B-24-D	4,417	0	CHS	0	0.00
B-24-E	4,377	210	MFP	441	0.10
B-20A-2A	11,141	80	SFA	182	0.02
B-20A-2B	11,141	80	SFA	182	0.02
B-21-B	18,452	340	MFP	718	0.04
B-21-C	12,818	305	MFP/CHS	630	0.05
B-24-2A	40	0	CHS	0	0.00
B-24-3	1,532	0	CHS	0	0.00
B-24-7	8,910	200	MFP	420	0.05
B-24-8	6	44	MFP	112	0.19
B-24-9	15	132	MFP	283	0.19
B-40-B, D & E	11,171	413	MFP	1048	0.09
B-41-B	11,171	413	SFA	1048	0.09
B-41-B,1A	5	73	SFA	167	0.34
B-41-B,1B	5	73	SFA	167	0.34
B-41-B,1C	5	73	SFA	167	0.34
B-41-B,1D	5	73	SFA	167	0.34
B-41-B,1E	5	73	SFA	167	0.34
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B-41-B,1H	5	73	SFA	167	0.34
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B-41-B,1J	5	73	SFA	167	0.34
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B-41-B,1AA	5	73	SFA	167	0.34
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B-41-B,1AN	5	73	SFA	167	0.34
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B-41-B,1CL	5	73	SFA	167	0.34
B-41-B,1CM	5	73	SFA	167	0.34
B-41-B,1CN	5	73	SFA	167	0.34
B-41-B,1CO	5	73	SFA	167	0.34
B-41-B,1CP	5	73	SFA	167	0.



<p>DATE: 11/17/17</p> <p>SCALE: 1" = 30'</p> <p>DATE: NOV. 2018</p>	<p>CL 1-2</p>
<p>FILE NO. PREL-2004</p> <p>SHEET 4 OF 18</p>	<p>EXISTING CONDITIONS PLAN</p> <p>RESTON TOWN CENTER</p> <p>SECTION 91A- BLOCK 16</p> <p>HUNTER MILL DISTRICT</p> <p>FAIRFAX COUNTY, VIRGINIA</p>
<p>urban</p> <p>Professional Services</p>	<p>Professional Seal</p> <p>Professional Seal</p>
<p>WILLIAM B. LITTLE</p> <p>11111 WOODLAND DRIVE</p> <p>FAIRFAX COUNTY, VIRGINIA 22031</p> <p>PH: 703.441.1111</p> <p>WWW.URBANPS.COM</p>	<p>Professional Seal</p> <p>Professional Seal</p>

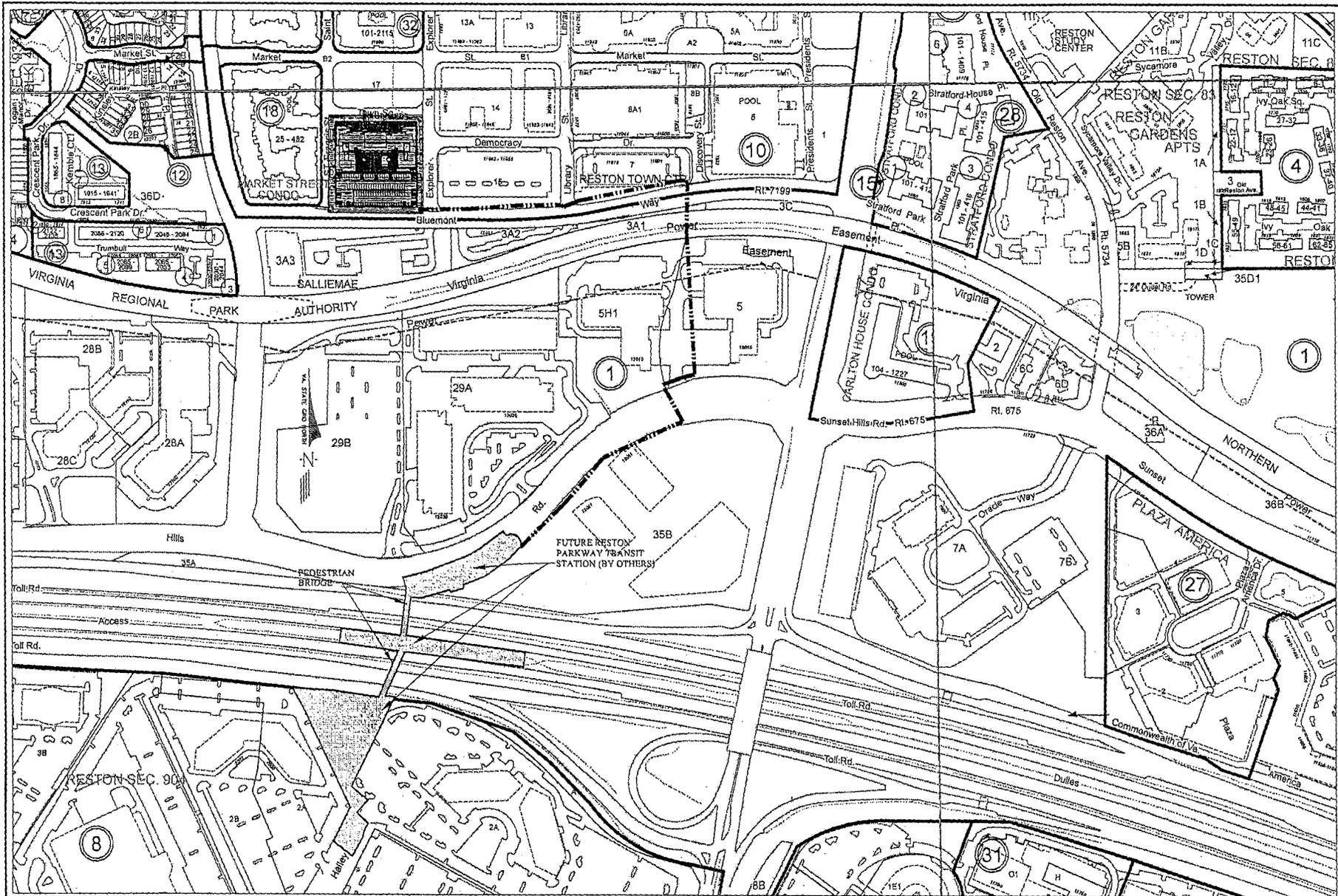


NO.	DATE	DESCRIPTION	BY	DATE
1	08-11-11	PRELIMINARY	...	...
2	08-11-11	...	...	...
3	08-11-11	...	...	...
4	08-11-11	...	...	...
5	08-11-11	...	...	...
6	08-11-11	...	...	...
7	08-11-11	...	...	...
8	08-11-11	...	...	...

South of Market LLC.
 DB: 18931 PG: 0097
 ZONED: PRC
 USE: GENERAL MED/H RISE OFFICE
 APPROX HEIGHT: 132.50'



PRC PLAN
RESTON TOWN CENTER
 SECTION 91A - BLOCK 16
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1" = 30'
 SHEET
 5
 OF
 18
 FILE NO.
 PREL-2004
 DATE: NOV. 2010
 CL # 2
 REVISION APPROVED BY DIVISION OF DESIGN REVIEW



LEGEND

- EXISTING PEDESTRIAN PATHWAY
- FUTURE RESTON PARKWAY TRANSIT STATION

FOR REFERENCE PURPOSES ONLY.

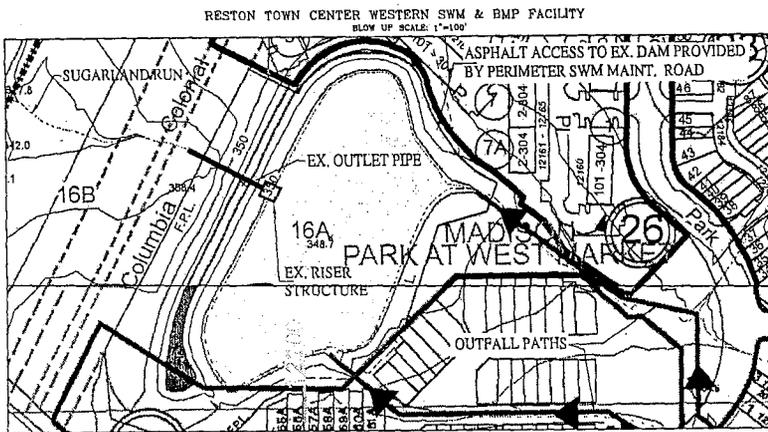
All information is for informational purposes only. It is not intended to be used as a legal document. The user assumes all responsibility for the use of this information.

PLAN DATE: 11-28-10
 04-14-11
 08-28-11
 09-29-11

URBAN
 CONSULTANTS
 ARCHITECTS
 ENGINEERS
 PLANNERS

PEDESTRIAN CIRCULATION EXHIBIT
 RESTON TOWN CENTER
 SECTION 9A - BLOCK 16
 HUNTER MILL DISTRICT
 PATRICK COUNTY, VIRGINIA

SHEET
 5A
 OF
 18
 FILE No.
 PREL-2004



OUTFALL NARRATIVE

This PRC application proposes a mixed use residential and retail building within Reston Towncenter. The proposed building takes up the majority of the footprint of the site. The runoff from the building and the site is drained adequately to an existing closed conduit system that was designed for the ultimate development of this site that conveys the runoff from the site to the existing off-site Reston Towncenter Western SWM and BMP wet pond. The runoff from the site takes two different paths to the existing Reston Towncenter Western SWM and BMP wet pond. The first is through an existing 36" storm pipe running west along the north side of Blumont Way (storm structure Ex. #33 on Sheet 5). At the north west corner of the intersection of Blumont and Town Center Parkway, this existing pipe discharges into an open channel that flows north west. The open channel crosses under Crescent Park Drive via a culvert and then continues to the existing Towncenter Western SWM and BMP Pond. The second path is through an existing 48" storm pipe running west along the south side of Blumont Way (storm structure Ex. #13 on Sheet 5). The runoff remains within the closed conduit system, across Town Center Parkway, north west to the open channel mentioned above, to Crescent Park Drive and then through the existing townhouses to the existing Towncenter Western SWM and BMP Pond. The Reston Town Center Western SWM and BMP wet pond outfalls into Sugarland Run within the Fairfax County mapped floodplain. The total drainage area to this point is approximately 1,576 acres (1,483 acres + 93 acres), which is greater than one mile and is therefore the extent of the review. It is the opinion of Urban Engineering that upon preliminary evaluation, there is an adequate outfall provided. The existing closed conduit system was designed in anticipation of this development. A complete outfall analysis will be completed when the site plan is prepared in accordance with the requirements of the PFA. The closed conduit systems will be analyzed for adequate capacity and the channels will be analyzed for over topping and stream velocities. If the existing downstream conveyance structures are not adequate, proportional improvements will be provided in accordance with the Fairfax County Public Facilities Manual.

SWM/BMP NARRATIVE

Stormwater Management and Best Management Practices are provided for this development by the existing off-site Reston Towncenter Western SWM and BMP wet pond, which is shown in plan view on this sheet along with the drainage divides to it. A waiver for the use of this off-site facility was approved with a previous site plan for this property (FFX County Plan #7067-SP-019). This waiver letter has been provided for reference on Sheet 3. This existing SWM and BMP wet pond was designed and constructed under Fairfax County Plan #7067-SP-08. It was designed for the ultimate build out of the drainage area to it. The proposed development is within the design parameters, therefore this proposed development will not increase the design flows to the existing facility. Calculations verifying its function as a BMP facility are provided on this sheet. The characteristics of each lake (storage volume, dam height, footprint area, and drainage area) are provided on the SWM checklist on this sheet. The maintenance access road is located on the drainage mound. There is no proposed land disturbance within the vicinity of this facility, therefore the proposed landscaping, tree preservation area and associated limits of clearing criteria for the SWM facility do not apply.

BMP ANALYSIS FOR RESTON TOWN CENTER WESTERN STORMWATER MANAGEMENT FACILITY

- If V_p/V_s is greater than or equal to 4.0, the facility serves as a BMP pond (per "Northern Virginia BMP Handbook").
 V_p = Volume of storage at permanent water elevation
 V_s = Mean rainfall fall runoff volume = D.A. x C x .4712(ac.in.)
 D.A. = Drainage area
 C = Runoff Coefficient
- $V_p = 18.3$ ac-ft.
 (Source: Plans for "Reston Town Center Western SWM Facility" Fairfax County Plan #7067-SP-08 prepared by Urban LTD.)
- $V_p = 2.56$ ac-ft
 D.A. = 56.08 ac
 C = .80
- $V_p/V_s = 7.14 > 4.0$. Therefore, this facility serves as a BMP pond because it provides 50% removal.

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided to all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

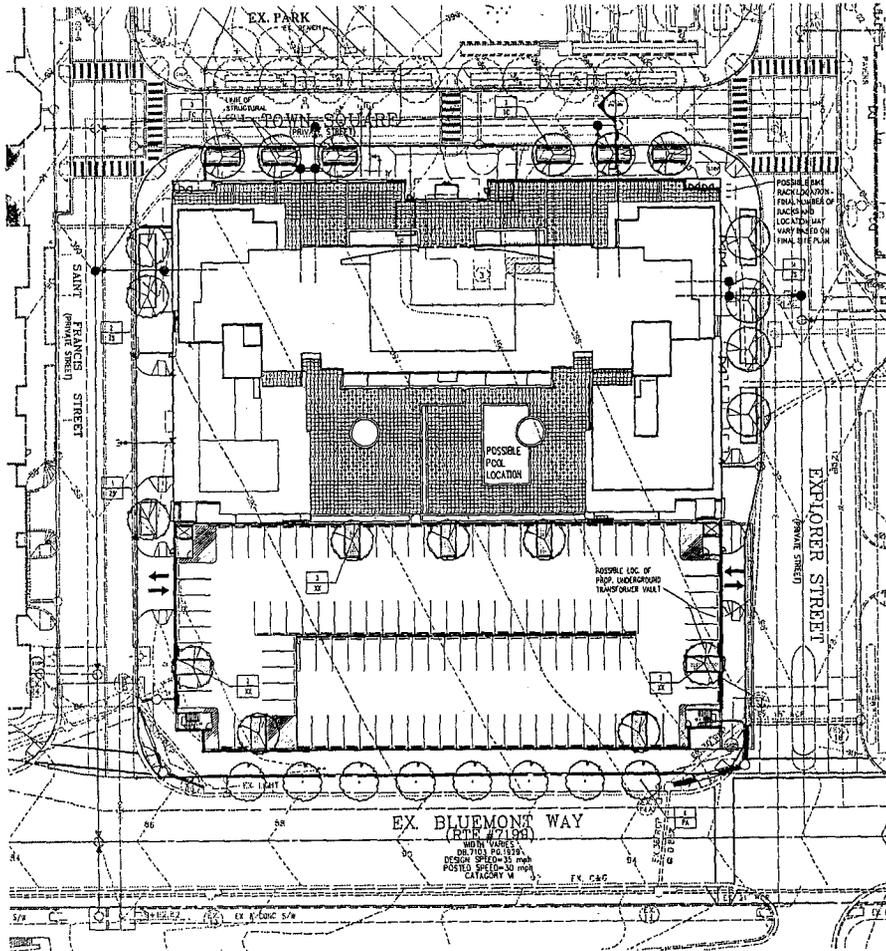
This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (9-011 2J & 2L)
 Cluster Subdivision (9-015 1G & 1H)
 Development Plans PRC District (19-202 2.A. 4.)
 FDP # Districts (except PRC) (19-502 1F & 1C)
 Special Exceptions (9-011 2J & 2L)
 Commercial Revitalization Districts (9-022 2A (12) & (14))
 PRC Plan (19-202 1E & 1O)
 Amendments (19-202 10F & 10J)

- Plot is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodations (ie stormwater management facility(ies), storm drainage pipe systems and rapid collection, point spillways, access road, site outlets, energy dissipation devices, and stream stabilization measures as shown on Sheet 3.
- Provide:

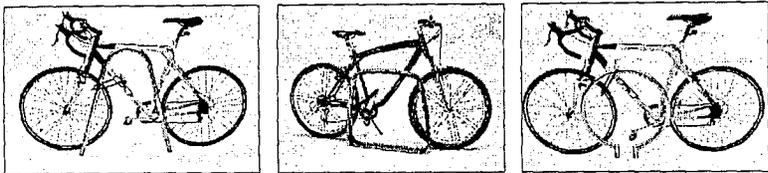
Facility Name	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sq ft)	Storage Volume (cu ft)	Height (ft)	W pond, dam height (ft)
WET POND WESTERN	7.91	533.49	536	2,207,019	2,787,148	±10'	
TOTAL							
- On-site drainage channels, outfalls and pipe systems are shown on Sheet 3.
 Pond inlet and outlet pipe systems are shown on Sheet 3.
- Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 3.
 Type of maintenance access road surface noted on the plan is _____ (concrete, gravel, paver, etc.)
- Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 3/2.
- A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 3.
- A description of the existing conditions of each numbered site outlet extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one acre with 6500 acres is provided on Sheet 3.
- A description of how the outlet requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 3.
- Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet 3.
- A submission waiver is requested for USE OF OFFSITE SWM/BMP FACILITIES _____
- Stormwater management is not required because _____

NOTE: ALL FIGURES LISTED ARE APPROXIMATE

<p>REVISION APPROVED BY (DRAWN/DATE) DESIGN REVIEW</p> <p>DATE</p>
<p>DATE</p> <p>NOV. 2004</p>
<p>SCALE: 1"=50'</p> <p>CL. 2-F</p>
<p>SHEET 6 OF 18</p> <p>FILE No. PREL-2004</p>
<p>OUTFALL / SWM / BMP PLAN</p> <p>RESTON TOWN CENTER</p> <p>SECTION 91A - BLOCK 16</p> <p>HUNTER MILL DISTRICT</p> <p>FAIRFAX COUNTY, VIRGINIA</p>
<p>urban</p> <p>urban engineering</p> <p>1000 N. GLEBE ROAD, SUITE 200</p> <p>ARLINGTON, VA 22202</p> <p>TEL: 703.261.1100</p> <p>FAX: 703.261.1101</p> <p>WWW.URBANENGINEERING.COM</p>



1 LANDSCAPE PLAN
Scale: 1"=30'



3 BIKE RACK EXAMPLES
N.T.S.

BIKE RACK IMAGES ARE PROVIDED TO ILLUSTRATE TYPE OF RACK TO BE USED. FINAL RACK SELECTION MAY DIFFER FROM THOSE SHOWN.

Key	Qty	Botanical Name	Common Name	Size	Type	Remarks	10-Year Canopy Cover* Credits	(See Code)
TREE TREES								
GP*	7	Ginkgo biloba	Ginkgo	3" cal.	B & B	Full, strong central leader	250	1,750
PA	8	Platanus acerifolia	London Planetree	3" cal.	B & B	Full, strong central leader	250	2,000
TC	6	Tilia cordata 'Greenleaf'	Greenleaf Linden	3" cal.	B & B	Full, strong central leader	175	1,050
ZS	7	Zelkova serrata 'Village Green'	Village Green Zelkova	3" cal.	B & B	Full, strong central leader	250	1,750
INTERIOR PARKING LOT LANDSCAPING - to be chosen from the following:								
XX	7	Ginkgo biloba	Ginkgo	3" cal.	B & B	Full, strong central leader	250	1,750
		Platanus acerifolia	London Planetree	3" cal.	B & B	Full, strong central leader		
		Quercus robur	Red Oak	3" cal.	B & B	Full, strong central leader		
		Zelkova serrata 'Village Green'	Village Green Zelkova	3" cal.	B & B	Full, strong central leader		
							TOTAL	6,550 S.F.

TREE COVER CALCULATIONS

GROSS SITE AREA	(2.51 AC.)	109,372 S.F.
WALKER		0 S.F.
ROADWAY DEDICATION		0 S.F.
BUILDING FOOTPRINT		62,368 S.F.
ADJUSTED GROSS SITE AREA		46,004 S.F.
REQUIRED COVERAGE PER ZONING DISTRICT		10%
REQUIRED COVERAGE FOR SITE		4,600 S.F.

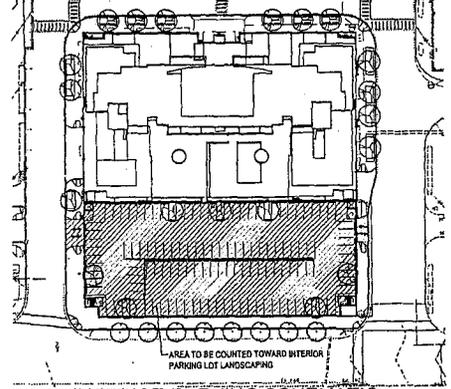
TREE COVER PROVIDED

EXISTING VEGETATION PRESERVED		0 S.F.
PLANTED TREES		6,550 S.F.
TOTAL COVERAGE PROVIDED		6,550 S.F.

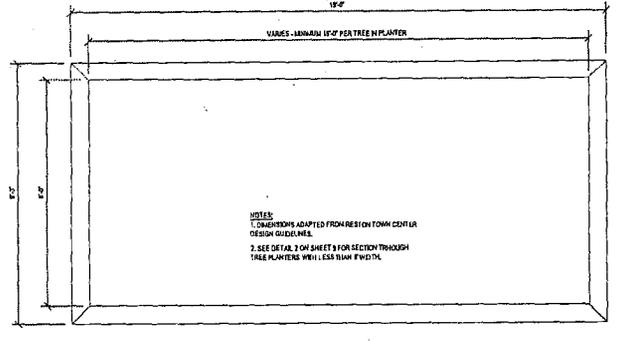
INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

AREA TO BE COUNTED	34,803
INT. LANDSCAPING REQUIRED (5%)	1,740
TOTAL SHADE TREE CANOPY PROVIDED:	
(7 TREES @ 250 FT ² EA.)	1,750
TOTAL AREA REQUIRED	= 1,740
TOTAL AREA PROVIDED	= 1,750

PLANTING NOTES:
 1. THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.
 2. NO TREE SHALL BE PLANTED CLOSER THAN 4' FROM THE BACK OF CURB ALONG STREETS OR FROM ANY FIRE HYDRANT.
 3. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE FAIRFAX COUNTY, STATE AND LOCAL REQUIREMENTS.
 4. THE LOWEST BRANCHES ON ALL STREET TREES SHALL BE NO LOWER THAN 6' ABOVE FINISH GRADE.



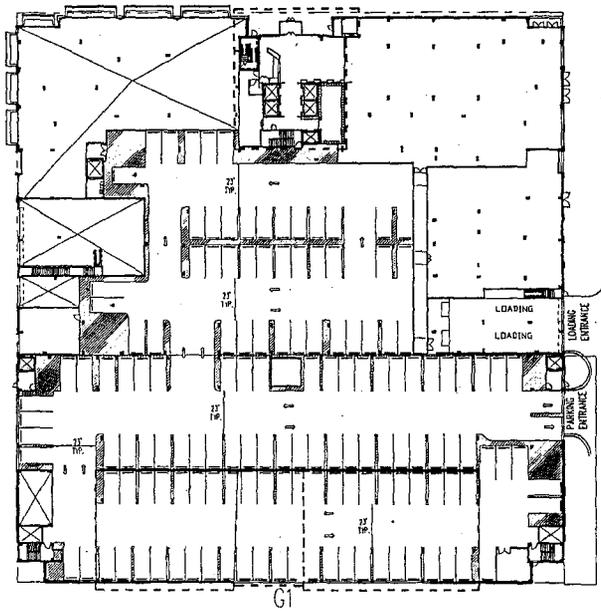
2 INTERIOR PARKING SCHEMATIC
N.T.S.



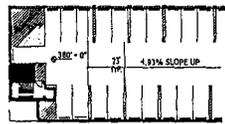
4 RECTANGULAR PLANTER
1/2"=1'-0"

NOTE: THIS LANDSCAPE PLAN IS FOR SCHEMATIC PURPOSES ONLY. FINAL TREE LOCATIONS, SIZES, AND SPECIES TO BE DETERMINED AT SITE PLAN.

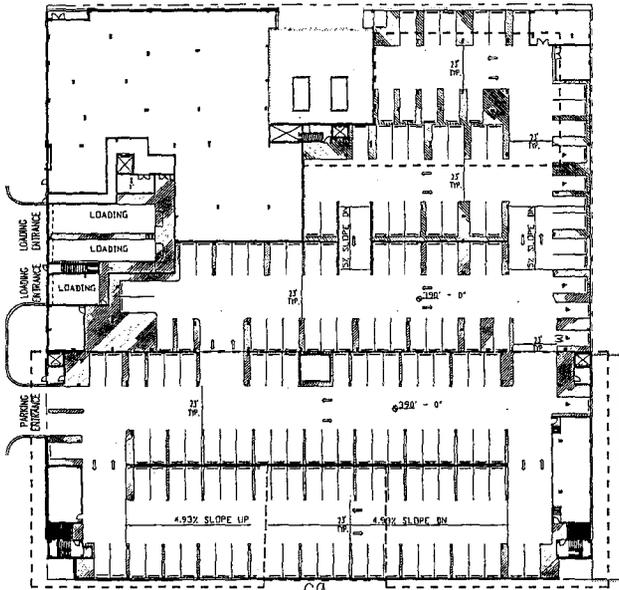
PRELIMINARY LANDSCAPE PLAN RESTON TOWN CENTER SECTION 91A - BLOCK 16 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA	DATE: NOV. 2010 SCALE: 1"=30' CL # 3 STREET: B OF 18 FILE NO.: PREL-2004
REVISION APPROVED BY DIVISION OF DESIGN REVIEW	REVISION APPROVED BY



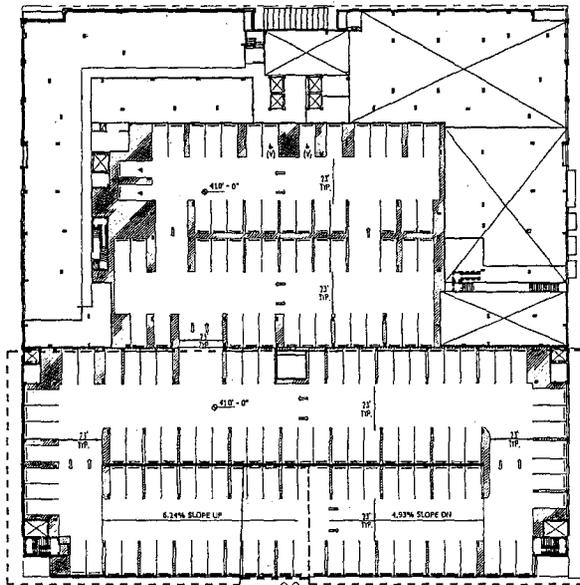
G1



SUB-BASEMENT



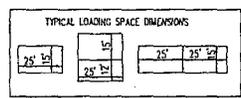
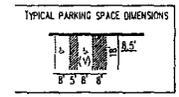
G0



G2

FRAME PARKING TABULATION

DIR.	BASEMENT	STANDARD	WHEELUP	TOTAL	LOADING
P	56	0	30	86	0
D	158	0	0	158	0
E	102	0	153	255	2
S	115	0	0	115	0
TOTAL	731	0	183	914	2



TYPICAL DRIVE AHEAD DIMENSIONS SHOWN ON THIS SHEET.

GARAGE LAYOUT PLAN
RESTON TOWN CENTER
 SHILOH VILLAS DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 CI-21VA

SCALE: 1" = 30'
 SHEET 10 OF 18
 FILE NO. PREL-2004

DATE: NOV. 2010
 REVISION APPROVED BY DIVISION OF DESIGN REVIEW

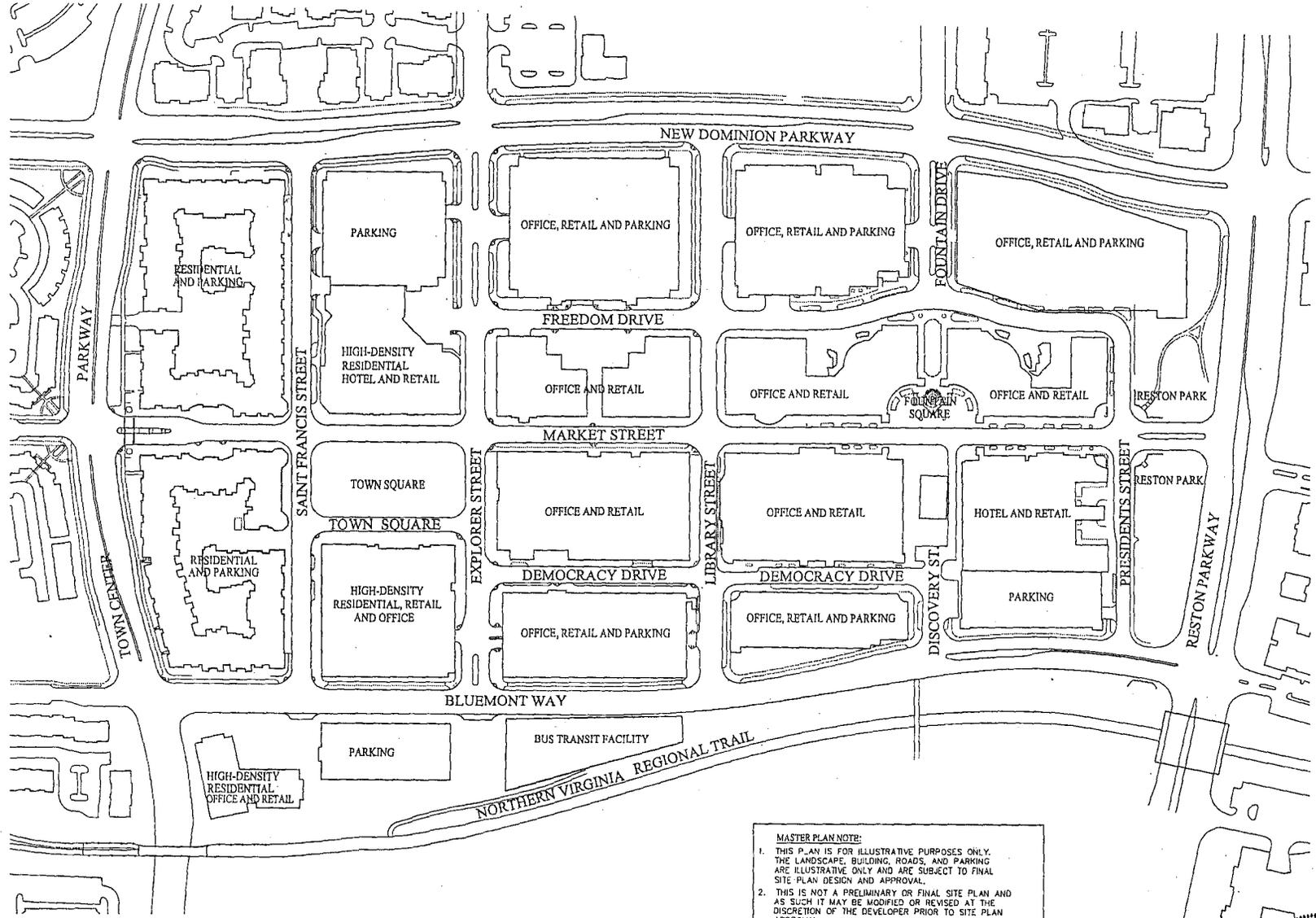
NO.	DATE	DESCRIPTION	DESIGNER	DATE
11-24-10				
01-10-11				
02-02-11				
02-23-11				
03-08-11				
03-27-11				

Mark, LLC
 10000 Lee Blvd.
 Manassas, VA 20108
 Tel: 703.761.2200
 Fax: 703.761.2200
 www.mark-llc.com

urban.
 Planning Engineers Landscape Architects and Interiors

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MASTER PLAN NOTE:

1. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. THE LANDSCAPE, BUILDING, ROADS, AND PARKING ARE ILLUSTRATIVE ONLY AND ARE SUBJECT TO FINAL SITE PLAN DESIGN AND APPROVAL.
2. THIS IS NOT A PRELIMINARY OR FINAL SITE PLAN AND AS SUCH IT MAY BE MODIFIED OR REVISED AT THE DISCRETION OF THE DEVELOPER PRIOR TO SITE PLAN APPROVAL.



SHEET 14 OF 18
PREL-2004
FOR INFORMATION PURPOSES ONLY.

URBAN ENGINEERING & ASSOC., INC.
 SITE ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
 7712 LITTLE BAY DRIVE
 SUITE 100, FIFTH FLOOR
 RESTON, VA 20190

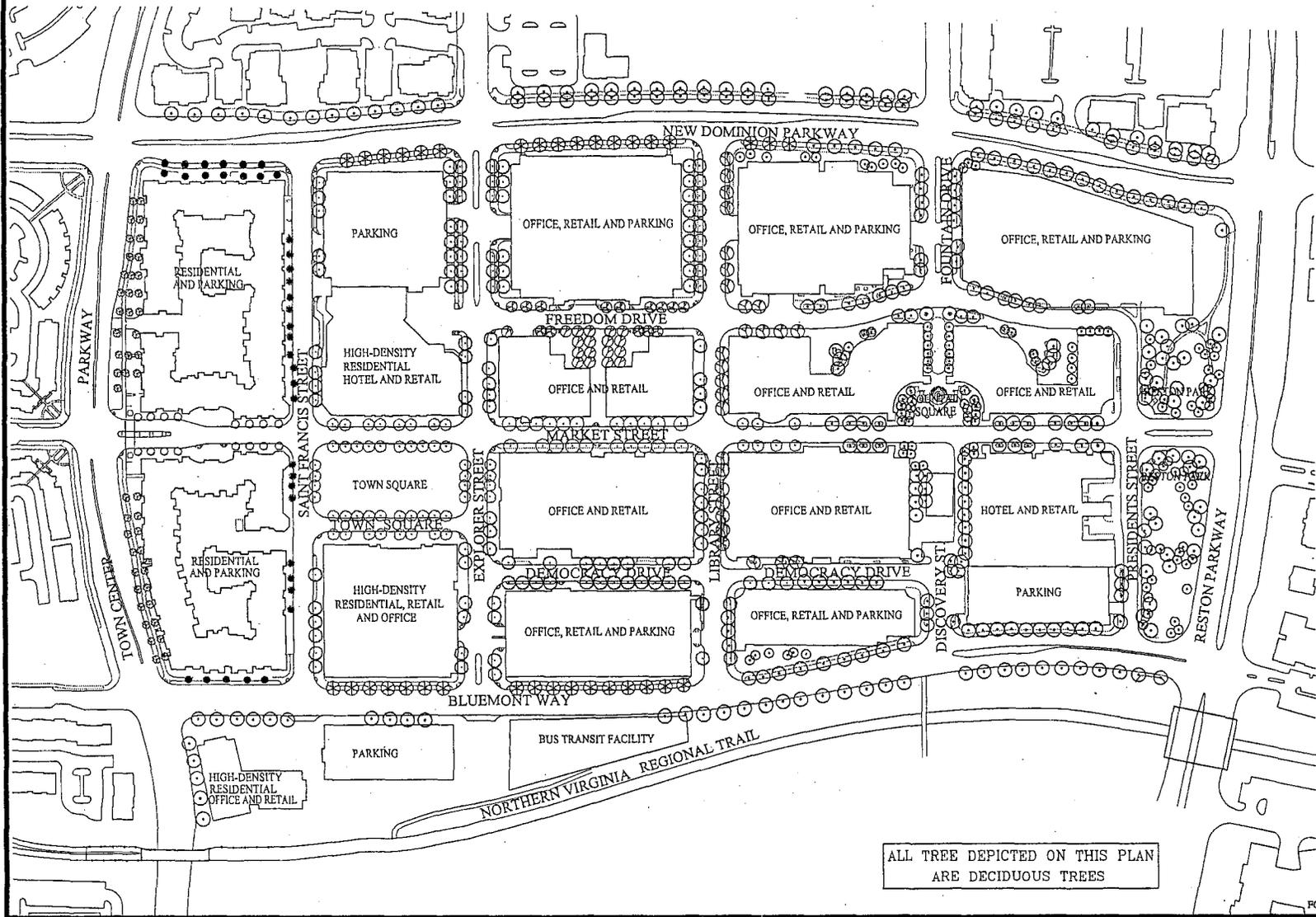
MASTER PLAN
 RESTON TOWN CENTER URBAN CORE
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40'
 DATE: JAN. 2002
 SHEET 14 OF 18
 PREL-2004

TOWNITE
 01-23-02
 04-04-02

LANDSCAPE PLAN NOTE:

1. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. THE LANDSCAPE, BUILDING, ROADS, AND PARKING ARE ILLUSTRATIVE ONLY AND ARE SUBJECT TO FINAL SITE PLAN DESIGN AND APPROVAL.
2. THIS IS NOT A PRELIMINARY OR FINAL SITE PLAN AND AS SUCH IT MAY BE MODIFIED OR REVISED AT THE DISCRETION OF THE DEVELOPER PRIOR TO SITE PLAN APPROVAL.
3. THE TOWN CENTER URBAN CORE WILL HAVE A HIGHLY INTEGRATED PEDESTRIAN CIRCULATION PATTERN AND A SERIES OF URBAN PARKS WITH A HIERARCHY OF LANDSCAPING ALONG THE STREETS. THIS PLAN SHOWS THE LOCATION OF THE PARKS, THE CONTINUITY OF THE STREETS THROUGHOUT THE CORE AND THE INCREASED INTENSITY OF LANDSCAPING PROPOSED FOR THE HIGHLY PEDESTRIAN "MARKET STREET."



ALL TREE DEPICTED ON THIS PLAN ARE DECIDUOUS TREES

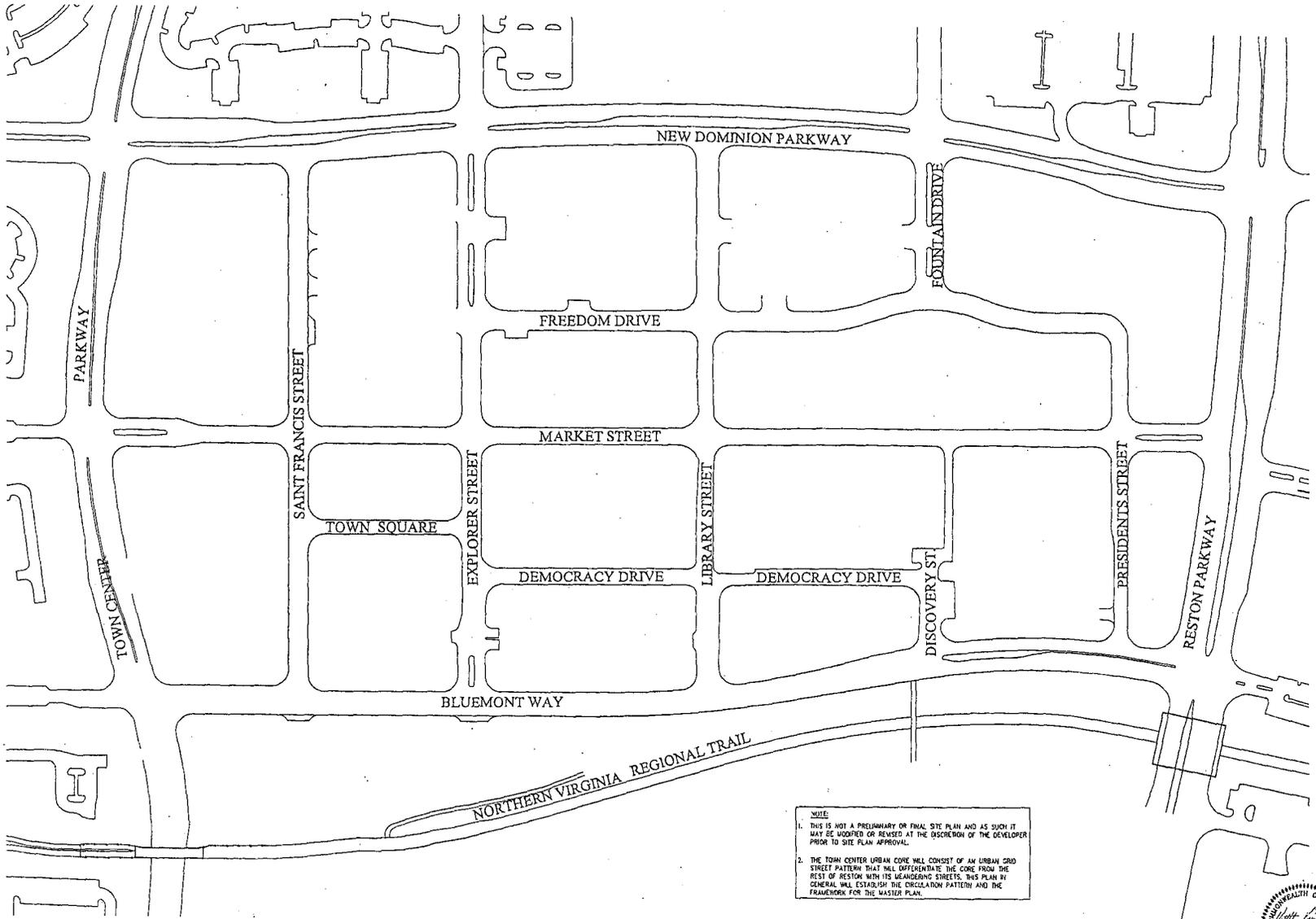


SHEET 15 OF 18
PREL-2004
FOR INFORMATION PURPOSES ONLY.

PEDESTRIAN CIRCULATION & LANDSCAPE PLAN RESTON TOWN CENTER URBAN CORE HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA		SCALE: 1"=100' DATE: JAN. 2002
URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS 7112 LITTLE RIVER TURNPIKE ANNAPOLIS, VIRGINIA 20703 (703) 441-8100		REVISION APPROVED BY DIVISION OF DESIGN REVIEW
PLANNED 04-24-02	PREPARED BY 04-24-02	DATE
CHECKED BY 04-24-02	DESIGNED BY 04-24-02	REVISION APPROVED BY 04-24-02
DRAWN BY 04-24-02	REVISION APPROVED BY 04-24-02	DATE
FILE NO. 04-24-02	REVISION APPROVED BY 04-24-02	DATE

K:\Users\jwagner\p0402-2004\2004-04-24-02\2004-04-24-02.dwg, 18, RestonTownCenterUrbanCore.dwg, 04/24/02, 10:00:00 AM, jwagner

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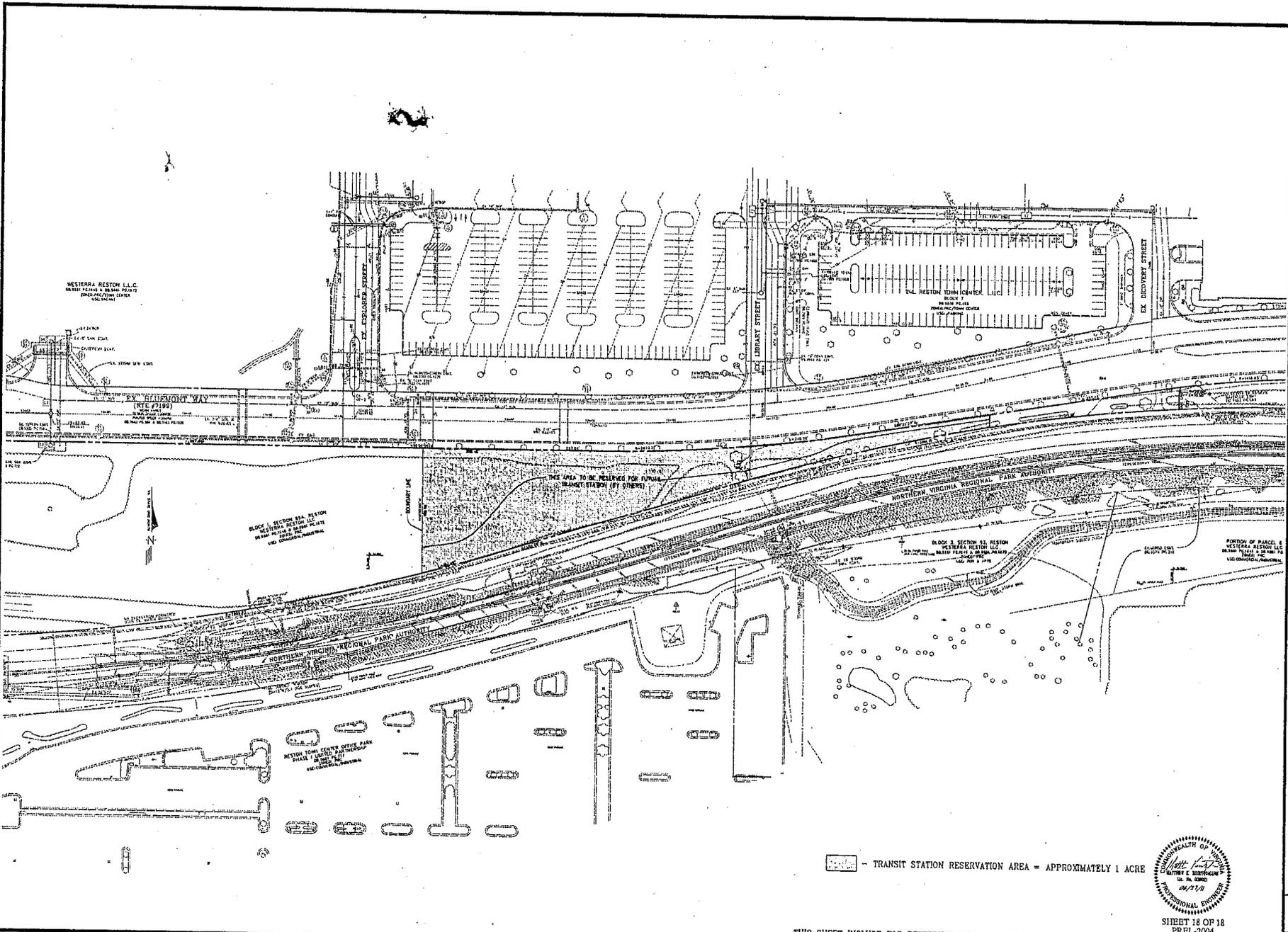
NOTE
 1. THIS IS NOT A PRELIMINARY OR FINAL SITE PLAN AND AS SUCH IT MAY BE MODIFIED OR REVISED AT THE DISCRETION OF THE DEVELOPER PRIOR TO SITE PLAN APPROVAL.
 2. THE TOWN CENTER URBAN CORE WILL CONSIST OF AN URBAN GRID STREET PATTERN THAT WILL DIFFERENTIATE THE CORE FROM THE REST OF RESTON WITH ITS MEANERING STREETS. THIS PLAN BY GENERAL WILL ESTABLISH THE CIRCULATION PATTERN AND THE FRAMEWORK FOR THE MASTER PLAN.



SHEET 16 OF 18
 PREL-2004
 FOR INFORMATION PURPOSES ONLY.

SHEET OF 18 +	FILE No. DP-1379	DATE: JAN. 2002	CL. No.	SCALE: 1"=100'
RESTON TOWN CENTER URBAN CORE HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA				
URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS 7112 LITTLE FERRY TURNPIKE ANNANDALE, VIRGINIA 22020				
PLANNING DATE: 01-19-02				

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TRANSIT STATION RESERVATION AREA - APPROXIMATELY 1 ACRE



THIS SHEET INCLUDE FOR REFERENCE PURPOSES ONLY

SHEET 18 OF 18
PREL-2004
FOR INFORMATION PURPOSES ONLY.

PLANNING DATE: 01-24-04
DATE OF ISSUE: 05-17-04

URBAN ENGINEERING & ASSOC., INC.
ONE ADDRESS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
7712 LITTLE ARTER TOWNSHIP

TRANSIT STATION RESERVATION EXHIBIT
RESTON TOWN CENTER
SECTION 89-A
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET 18 OF 18
FILE No. DP-1249